

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, May 18, 2007 – 7:30 a.m.**

County Administration Center –Room 119

*(These minutes are not official until they have been approved by the Charlotte County Board of Zoning Appeals)*

**Members Present**

David M. Klein, M.D., *Chairman*  
Joe Calafiori, *General Contractor*  
Tom D'Aprile, *Commissioner/District 1*  
Suzanne T. Graham, *Property Owner*  
Al J. Tousignant, *Member at Large*

**Members Excused**

Clive W. Hollin, *Real Estate Broker*

**Members Absent**

Craig J. Benton, D.C., *Property Owner*

**Staff Present**

Bruce Loucks, *County Administrator*  
Debrah Forester, *Redevelopment Manager*  
Barbara D. Watkins, *Recorder*

**Others Present**

Andrea Messina, *Charlotte County School Board Member*  
Syd Kitson, *Kitson & Partners*  
Charles DeSanti, *Kitson & Partners*  
Terry Holihen, *Kitson & Partners*  
Ed Smith, *Kitson & Partners*

**I. Call to Order**

*Chairman Klein* called the May 18, 2007 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 119 of the Charlotte County Administration Center; roll call was taken and it was noted there was a quorum present.

**II. Additions/Deletions to Agenda - None**

**III. Approval of Minutes**

**ACTION:** *A motion was presented by Suzanne Graham and seconded by Joe Calafiori to approve the minutes of the November 11, 2006 regular meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

**IV. Old Business**

**Murdock Village Update**

*Debrah Forester* announced that the Kitson & Partners, the selected developer, will provide a presentation. She distributed a handout of the presentation which she noted will be posted on the County website (copy attached to the original minutes). *Chuck DeSanti*, Senior Managing Partner for Kitson & Partners, began the Power Point presentation of the Concept Plan by briefly reviewing the steps/actions which have taken place to date. He noted that while negotiations have not been completed, Kitson and Partners has been working diligently with County staff over the past several months and hope to come to a conclusion shortly.

**Items of Interest Presented**

- Reviewed phases of development
- 3,975 residential units
  - Variety of different housing styles and types
  - Average price range is \$290,000
- Approximately 1.5 million square feet of non-residential
  - variety of stand alone commercial
  - town center retail
  - town center office

- town center municipal/civic
- town center will be wireless
- public buildings will be green
- town center designed to be pedestrian friendly with a variety of architecture
- Working with public works with regards to traffic
  - Flamingo/776, Collinswood/776 and Toledo Blade/776 intersections
- Enthusiastic about the concept of bringing the FGCU satellite campus to Murdock Village

*Mr. DeSanti* summarized the project by stating a general vision statement...*to create a mixed-use, high-tech, energy-efficient and environmentally-friendly community which includes a town center, a mix of residential housing types that is developed and linked with pedestrian-friendly streets, interior greenways and blueways.*

A question was raised regarding timeframes, and *Mr. DeSanti* commented that the contract needs to be finalized first, but provided a “guesstimate” of two years to 30 months before ground is broken. *Commissioner D’Aprile* expressed concern as to why it will take 30 months to break ground, stating that the County doesn’t need any more delays and doesn’t want to prolong the project any longer than necessary. He noted that staff will work with Kitson and Partners. *Chuck DeSanti* remarked that they are understanding of the County’s concerns, however, there are many permitting delays which hopefully can be expedited.

*Bruce Loucks, County Administrator*, reviewed the proposed timeline for the process and the financial overview:

#### Proposed Timeline

- May 23...30-day public notice will be published
- May 24, 1 p.m...Redevelopment agreement (200-page document) will be presented to the BCC at a workshop
- June (date TBA)... public hearing will be held
- July 6 and July 10...BCC hearing for approval, rejection or modification of the Redevelopment Agreement

#### Financial Overview

*Mr. Loucks* presented the financial overview as included in the handout (copy attached to the original minutes and posted on the website), and reviewed the two options. Discussion ensued and *Chuck DeSanti* offered the following comments: (1) no sales within one to two years of the project; and (2) advantage is that they are entering the permit process while the market is at its low point and will be emerging from that process when the market is coming back...markets are a cycle; the variety and type of housing, as well as the pricing and timing of the development are important and will be an advantage to the Murdock Village development.

*Commissioner D’Aprile* commented that he appreciates the two plans presented and said that timing is pretty risky, but that he’s optimistic, however, is concerned with making up the deficit. He offered a third option for consideration: County receive 1½% of the commercial sales revenues to help make up the deficit. *Chuck DeSanti* said he respects *Commissioner D’Aprile’s* suggestion and will take this back for discussion in preparation for the May 24 meeting.

*Debrah Forester* reviewed some of the key conditions which must be satisfied prior to closing (included in handout which is attached to the original minutes and posted on the website).

V. **New Business** - None

VI. **Correspondence & Communication** - None

VII. **Attorney's Comments** - None

VIII. **Public Comments** - None

IX. **Staff Comments**

*Debrah Forester...* distributed a copy of the Murdock Village Community Redevelopment Agency 2006 Annual Report (copy attached to the original minutes and is posted on the County website). She noted it will be presented at the May 22 Board of County Commissioner's meeting.

X. **Member Comments**

*Commissioner D'Aprile...* commented that the Murdock Village CRA is probably the most important CRA that has been established in the County. He is hopeful that the remainder of the negotiations go smoothly. He welcomes any opinions/concerns the members may have and noted his office is always open.

XI. **Next Meeting**

*Debrah Forester* suggested the next meeting be postponed until after the 30-day notice period. Therefore, it was unanimously agreed that the next meeting of the Murdock Village-CRAAC will be held on **Friday, June 29, 2007**.

XII. **Adjournment**

There being no further business, the meeting **ADJOURNED** at 8:15 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: \_\_\_\_\_